



City of Carmel

CARMEL PLAN COMMISSION SPECIAL STUDIES COMMITTEE TUESDAY, DECEMBER 5, 2006

Minutes

The regularly scheduled meeting of the Special Studies Committee met December 5, 2006 at 6:00 PM in the Caucus Rooms of City Hall, Carmel, Indiana.

Members in attendance: Mark Rattermann, Steve Stromquist, Madeleine Torres (late arrival) and Susan Westermeier, thereby establishing a quorum.

Department of Community Services Staff Present: Matt Griffin and Christine Barton-Holmes.

The Special Studies Committee considered the following items:

1. Docket No. 06100019 ADLS Amend: Bella Chic-Signage

The applicant seeks approval for a new ground sign.

The site is located at 111 1st Street SW and is zoned I-1.

Filed by Derek Wellman for Bella Chic.

2. Docket No. 06110014 ADLS Amend: Carmel Dr Executive Office Park—Signage

The applicant seeks approval for a new sign package.

The site is located at 755 and 765 W Carmel Dr and is zoned M-3.

Filed by Adam DeHart for Keeler-Webb Associates.

Adam DeHart, Keeler-Webb Assoc., 486 Gradle Drive, Carmel appeared before the Committee representing the applicant. The petitioner is requesting a sign package for 755 and 765 West Carmel Drive.

The proposed signage is 17 ½ square feet, internally illuminated with white channel letters. The wall signs will be above the tenant space—a maximum of eight signs.

Susan Westermeier made formal motion to approve **Docket No. 06110014 ADLS Amend, Carmel Drive Executive Office Park Signage**, seconded by Mark Rattermann, **APPROVED**

3-0

3. Docket No. 06110015 ADLS Amend: The Mystery Company – Signage

The applicant seeks approval for a new sign.

The site is located at 233 2nd Ave SW and is zoned I-1.

Filed by Jim Huang for The Mystery Company.

Jim Huang, 4141 Bristol Lane, Carmel, and Jenny Jacobs appeared before the Committee representing the applicant. The petitioner is relocating to 233 Second Avenue SW and seeks approval for new signage and colors.

The sign dimension is 18'X3/4' and contains 4.5 square feet. The colors shown for the sign (and the building colors) are red, yellow gold, brown, and light tan. There was discussion among the committee members regarding the shade of red and how the colors would blend. The committee was in favor of the proposal but decided the Department should have the final approval on the shade of red.

Mark Rattermann made formal motion for approval of **Docket No. 06110015 ADLS Amend: The Mystery Company – Signage**, subject to final approval by the Department, seconded by Sue Westermeier, **APPROVED 3-0**.

4. Docket No. 06080006 ADLS Amend: Opus Landmark @ Meridian Phase II – Cont. to Jan. 9, 2007.

The applicant seeks approval for the construction of a 124,215-square foot, four-story office building in an existing office park.

The site is located at 10333 North Meridian Street and is zoned B2.

Filed by Steve Foster of Opus North.

5. Docket No. 06060023 DP/ADLS: Bill Estes Pre-Owned Facility

The applicant seeks to construct a new, 9,350-square foot, pre-owned vehicle sales facility. Variances for signage, landscaping, and bufferyards will be filed.

The site is located at 4102 West 96th Street and 9884 Michigan Road, and is zoned B2.

Filed by Mary Solada of Bingham McHale LLP for Bill Estes Chevrolet.

CONTINUED TO JANUARY 9, 2007.

6. Docket No. 06090029 DP/ADLS: Red Robin Michigan Road

The applicant seeks development plan and architecture, lighting, landscaping, and signage approval for a proposed 6,350-square foot restaurant.

The site is located at 9901 Michigan Road and is zoned B2. It is within the Michigan Road/US 421 Overlay District.

Filed by John Finnemore of Red Robin International, Inc.

John Finnemore, Property Development for Red Robin International, 6312 South Fiddler's Green Circle, Suite 200 N, Greenwood Village, Colorado appeared before the Committee representing the applicant. The petitioner is seeking approval for a 6,350 square foot restaurant.

Department comments, Matt Griffin: The major issue is materials. The petitioner is encouraged to find ways to introduce more masonry into the structure. The ADA ramps should align. The landscape plans has an adequate number of trees, but the placement is off. There needs to be open discussion regarding the materials, the neighbors, and the Italianate style of the building.

Perhaps red brick could be placed where the building is now EFIS, and the base of the building accented with flagstone or limestone material, offset with light brown brick where the siding is shown.

Mark Rattermann suggested that Les Olds take a look at the building and offer input.

Discussion also included increasing the tower, increasing the height of the arch element and introducing bump-out elements. The palate of masonry would replace hardy-plank and EFIS.

The petitioner was asked to revise the building elevations and add more perspective, plus landscaping—one elevation with landscaping, one without. The petitioner is to revise the elevations making the building more Italianate in style and design features.

Mark Rattermann requested more definition of Italianate and representations/photos/book renderings of the Italianate style.

The petitioner will redesign the building and return to the Special Studies Committee on Tuesday, January 9, 2007.

7. Docket No. 06100001 DP Amend/ADLS Amend: Block E, West Carmel Center

The applicant seeks Development Plan Amendment and ADLS Amendment approval for the construction of four, one-story buildings on a 3.04-acre parcel within Block E of Phase II of the West Carmel Center Office Park.

The site is located at the intersection of 106th Street and Michigan Road, within the Michigan Road/US 421 Overlay, and is zoned B5.

Filed by Brett Baumgarten of Coastal Partners.

Tony Haulsey, American Consulting, 7160 Shadeland Station, Indianapolis appeared before the Committee representing the applicant. Also in attendance: Alan Fetahagic, engineer, and Tom Ott, Coastal Partners.

The current petition is the continuation of a project approved in 2005 and is for four more buildings.

Department Comments, Matt Griffin: All outstanding comments have been addressed by the petitioner. At this time, the Department is recommending this item be returned to the full Commission with a positive recommendation.

Sue Westermeier asked about bicycle parking—2 spaces according to the Ordinance.

The petitioner stated that compliance with the bicycle parking Ordinance; the petitioner is also constructing a picnic shelter in this phase as well as a wall to screen headlights.

Susan Westermeier made formal motion to **forward Docket No. 06100001 DP Amend/ADLS Amend: Block E, West Carmel Center** to the Plan Commission with a **positive recommendation**, seconded by Madeleine Torres, Approved 4-0.

8. Docket No. 06090039 ADLS: Weston Pointe Professional Center

The applicant seeks architecture, design, landscaping, lighting, and signage approval to build one, two-story, 12,280-square foot office building on 2.24 acres.

The site is located at Michigan Road and Weston Pointe Drive, and is zoned B2. It is located within the US 421/Michigan Road Overlay.

Filed by Darci Pellom of Civil Designs, LLP for Williams Realty.

George Small, Design Point, 1637 Cornish Drive, Zionsville appeared before the Committee representing the applicant. Jim Peck, architect, 2415 Director's Row, Suite E, Indianapolis was also in attendance.

Williams Realty has developed retail shops, Huntington Bank, and office space. The current proposal is a two-story office building with a maximum of 6,500 square feet (per floor.) The petitioner is accommodating a bike rack and pursuant to Scott Brewer's request is adding more trees.

The building elevation and materials were shown. The building is red brick with cut stone banding and a dryvit material to emulate stone. The canopy is bronze steel, lighting tinted at the entry—one entry is on the west, one on the north, and they are identical.

Department Comments, Matt Griffin: The Plan Commission had asked for detail on the entry features—this has now been resolved. The Department still needs a site plan showing the bike areas and a revised landscape plan.

In response to Committee suggestions, the petitioner agreed to bump-out the awning to be more in line with the massive building.

Susan Westermeier made formal motion to **forward Docket No. 06090039 ADLS: Weston Point Professional Center** to the full Commission with a favorable recommendation, seconded by Madeleine Torres, **Approved** 4-0.

9. Docket No. 06100005 ADLS: Kohl's of West Carmel Marketplace

The applicant seeks architecture, design, landscaping, lighting, and signage approval to build one, one-story, 99,148-square foot department store on 8.2 acres.

The site is located at Michigan Road and 99th Street, and is zoned B2 and B3. It is located within the US 421/Michigan Road Overlay.

Filed by Mike Klingl, RLA, of Atwell-Hicks, LLC for Duke Construction.

Mary Solada, attorney, Bingham, McHale appeared before the Committee representing the applicant. Mike Klingl, architect, Atwell-Hicks was also in attendance.

The petition was heard at public hearing on November 19. At that time, there were questions raised by Chris Burcham, resident of Spring Arbor and east of the site. Mr. Burcham represented both Spring Arbor and Ashbrooke Subdivisions.

Mary Solada stated that commitments had been distributed regarding hours of loading/unloading of Kohls, berming, fencing, and landscaping. The loading dock area will feature masonry at least one foot at the top. Ms. Solada believed that the commitments address concerns expressed by Mr. Burcham and the area residents. The landscaping plan has not yet been approved.

Chris Burcham, 10220 Bosloe Drive, spoke for the Spring Arbor HOA. The HOA had a meeting last evening and everyone in attendance was in favor of the development. Concerns with noise, delivery times, truck bays, and lights have mostly been addressed; the concern is with the execution of the plan and follow through with the commitments based on past experience with the Home Depot store at this center.

Mary Solada noted that an issue with the Home Depot store is one of interpretation of the fence language. The current proposal is very specific. The drawings reflect the changes in the commitments, landscaping, and berming.

Department Comments, Matt Griffin: The landscape plan is close to being approved prior to the Commission meeting of December 19th. Commitments have been made similar to those on Home Depot, only with more specificity. There is a question with the lighting—the current proposal is shoebox, down lighting.

Carol Schleif asked about the landscape plan—the landscape plan for the perimeter of the site has been approved—the foundation plantings have not been approved.

The berm will be the same as on the Home Depot site and will be on the east side of the fence. The fence will be the same height, 6 feet, but will be solid cedar rather than board on board. The landscaping will grow (Norway and Blue Spruce) and eventually become a buffer.

Sue Westermeier made formal motion to **forward Docket No. 06100005 ADLS, Kohl's of West Carmel Marketplace** to the full Commission with a **favorable recommendation**, subject to landscape plan approval, seconded by Mark Rattermann, approved 4-0.

There was no further business to come before the Committee and the meeting adjourned at 7:45 PM.

Steve Stromquist, Chairperson

Ramona Hancock, Secretary